

DISTRICT COURT, PUEBLO COUNTY, COLORADO <b>Court address:</b> 501 N. Elizabeth Street Pueblo, CO 81003	▲ COURT USE ONLY ▲
<b>IN THE MATTER OF THE APPLICATION OF ADELE B. ARMIJO FOR AN ORDER AUTHORIZING THE PUBLIC TRUSTEE OF THE COUNTY OF PUEBLO, STATE OF COLORADO, TO SELL CERTAIN REAL PROPERTY UNDER A POWER OF SALE CONTAINED IN A DEED OF TRUST</b>  <b>Debtor(: ANTHONY R. ARMIJO</b>	
Donald J. Banner, #3026 Banner & Bower, P.C. Attorneys for Applicant 115 E. Riverwalk, Suite 400 Pueblo, CO 81003 (719) 544-5086	Case No. 2024 CV  Division
<b>NOTICE OF HEARING – OCTOBER 30, 2024 8:15 am</b>	

**TAKE NOTICE** that you may be affected by the foreclosure of a Deed of Trust on the real property situate in Pueblo County, Colorado, described as Lots 35 to 38 inclusive, Block 17, Central Park, commonly known as 2631 2<sup>nd</sup> Ave., Pueblo CO 81003.

All of the property encumbered by the Deed of Trust is included in the foreclosure. The property is not agricultural property.

Adele B. Armijo filed a Motion with this Court, claiming to be the Owner of a Promissory Note in the original principal amount of \$52,107.66 dated April 1, 2021, signed by Anthony R. Armijo and a Deed of Trust to the Public Trustee of Pueblo County, Colorado, dated March 22, 2021, signed by Anthony R. Armijo and recorded April 9, 2021 under Reception No. 2221096 of the records of Pueblo County, Colorado.

The Motion claims that Adele B. Armijo has the right to foreclose the Deed of Trust because of the failure to pay monthly payments of principal and interest in the amount of \$335.32 per month from November 1, 2022 and thereafter and failure to pay taxes and insurance for 2021 and subsequent years.

The Motion requests a Court Order authorizing the Public Trustee to sell the real property in Pueblo County, Colorado, described as Lots 35 to 38 inclusive, Block 17, Central Park, commonly known as 2631 2<sup>nd</sup> Ave, Pueblo, CO 81003.

If you dispute the default or other facts claimed by Adele B. Armijo to justify this foreclosure, or if you are entitled to protection against this foreclosure under the Servicemembers Civil Relief Act, as

amended, you must make a written response to the Motion, stating under oath the facts upon which you rely and attaching copies of all documents which support your position. This response must be filed with the Clerk of this Court at the Pueblo County Judicial Building, 501 N. Elizabeth Street, Pueblo, Colorado 81003 no later than the 22<sup>nd</sup> day of October, 2024, and a copy of the Response must also be mailed or delivered by the same date to Banner & Bower, P.C., 115 E. Riverwalk, Suite 400, Pueblo, Colorado 81003.

A hearing on the Motion is scheduled for 8:15 a.m., on the 30<sup>th</sup> day of October, 2024 in Division \_\_\_\_\_ of this Court at Pueblo County Judicial Building, 501 N. Elizabeth Street, Pueblo, Colorado 81003.

You may attend this hearing, with or without an attorney. **IF NO RESPONSE IS FILED BY THE October 23, 2024 THE COURT MAY, WITHOUT ANY HEARING, AUTHORIZE THE FORECLOSURE AND PUBLIC TRUSTEE'S SALE WITHOUT FURTHER NOTICE.**

If this case is not filed in a county where your property or a substantial part of your property is located, you have the right to ask the Court to move the case to that county. If you file a response and the court sets a hearing date, your request to move the case must be filed with the court at least 7 days before the date of the hearing unless the request was included in your response.

Your request may be made as a part of your response or any other paper you file with the Court at least five days before the hearing.

**DATED** at Pueblo, Colorado, this 30<sup>th</sup> day of September, 2024.

**BANNER & BOWER, P.C.**

By 

Donald J. Banner, #3026

Attorneys for Applicant

**Address of Applicant:**

2313 Cliffmoor Lane, Pueblo, CO 81008